

This instrument was prepared by

2134

(Name)..... Frank K. Bynum, Attorney

(Address)..... City Federal Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND AND NO/100-----(\$2,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Hazel P. Brown Baucum and husband, G. F. Baucum

(herein referred to as grantors) do grant, bargain, sell and convey unto

John S. Curren and wife, Imogene Curren

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the NW corner of the NE 1/4 of the NW 1/4 of Section 24, Township 22 South, Range 1 East and run in a Southerly direction along the quarter section line 1017.30 feet to a point; thence turn an angle to the Left of 90° and run in an Easterly direction 168 feet to the point of beginning; thence turn an angle to the Right of 90° and run in a Southerly direction a distance of 150.70 feet to a point; thence turn an angle to the Right of 83° 46' 30" and run in a Westerly direction a distance of 169 feet to a point; thence turn an angle to the Right of 96° 13' 30" and run North along the quarter section a distance of 169 feet to a point; thence turn an angle to the Right of 90° and run in an Easterly direction a distance of 168 feet to the point of beginning of the parcel herein described.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.



19710318000010170 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/18/1971 12:00:00 AM FILED/CERT

RECEIVED
JUDGE OF PROBATE
MAR 18 AM 8:45
Clerk of Probate
U.C.C. FILED
REC'D & FILED AS SHOWN
MAY 2 1971

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 22nd day of February, 1971

684
WITNESS: *Cariece Whelan* (Seal)

Hazel P. Brown Baucum (Seal)
Hazel P. Brown Baucum
G. F. Baucum (Seal)
G. F. Baucum

685
PAGE 255
..... (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hazel P. Brown Baucum and husband, G. F. Baucum whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of February, A. D., 1971.

Thomas W. Wainwright
Notary Public.